



PREMIUM WEATHERTIGHTNESS WARRANTY

OWNER: _____ EFFECTIVE DATE: _____
 OWNER'S ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
 PROJECT NAME: _____
 PROJECT ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
 BUILDING USE: _____
 INSTALLER: _____
 INSTALLER ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
 TYPE OF MANUFACTURER'S ROOF PANEL: _____
 ROOF AREA: _____
 5 YEAR WARRANTY 10 YEAR WARRANTY 15 YEAR WARRANTY 20 YEAR WARRANTY NO DOLLAR LIMIT

SBS WARRANTY LIABILITY

WARRANTY TYPE	MAX. LIABILITY
Premium I	Invoice* x 2
Premium II	Invoice* x 4
Premium III	No dollar limit

*Invoice is defined as SBS's invoice for the roof system (panels, fasteners, trim and accessories) to its customer. This does not include structural material, freight, or taxes.

WARRANTY COST

TERM	Premium I	Premium II	Premium III
20 Year Warranty	.25 sq. ft.	.32 sq. ft.	.40 sq. ft.
15 Year Warranty	.23 sq. ft.	.30 sq. ft.	.38 sq. ft.
10 Year Warranty	.21 sq. ft.	.28 sq. ft.	.36 sq. ft.
5 Year Warranty	.19 sq. ft.	.26 sq. ft.	.35 sq. ft.

• Minimum charge for all Premium I warranties: \$4000.
 • Minimum charge for all Premium II warranties: \$4500.

• Minimum charge for all Premium III warranties: \$6000.
 • Warranty costs include three inspections.

Schulte Building Systems, Inc. (hereinafter SBS) warrants to the original OWNER of the structure named above: That subject to limitations, terms, conditions and exclusions set forth herein, SBS will repair or stop any leaks in the roof system of the building described arising out of the ordinary wear and tear, under normal weather and atmospheric conditions if reported in the manner set forth in accordance with this contract for the term indicated above from this effective date.

Warranty Coverage

Specific items covered under this Warranty are as follows: Roof panels, side seams, eave connection, panel endlaps, roof-to-wall flashings, ridge flashing, hip flashings, valley flashings, high side eave flashings, rake flashings, approved expansion joint flashings, and approved curb and small pipe penetrations. All other roof assembly components are excluded from this Warranty.

Warranty Terms, Conditions & Limitations

- Owner shall provide SBS with written notice within 30 days of the discovery of any water leak. Owner should send written notice of an occurrence of a water leak to SBS's Service Department via fax or US mail at the location listed below. By so notifying SBS, the Owner has authorized the Manufacture to investigate the cause of the leak. Should SBS determine the cause of the leak to be outside the scope of this Premium Warranty, the Owner shall pay investigation and repair costs.
- If upon investigation SBS determines that the leak is caused by either defect in materials or a workmanship deficiency with items covered within the scope of this Premium Warranty, the Owner's remedies and SBS's liability shall be limited to the repair of the leak.
- This Premium Warranty shall not be applicable if upon investigation, the Manufacturer determines that the following occurred:
 - The subject roofing system is damaged by natural disasters, including, but not limited to lightning, fire, insect infestation, earthquake, tornado, ice, snow, hail, hurricanes, or gale force winds.
 - Physical damage not caused by SBS.
 - Damage or leaking caused by failure of building components, including, but not limited to roof substrate, HVAC units, skylights, building structure, or condensation of airborne water vapor.
 - Damage from chemicals including, but not limited to, chemicals spilled/discharged onto the roof by equipment or personnel, or chemicals discharged onto the roof by the atmosphere.
 - Any use of unauthorized personnel or contractors, hired by the Owner, to perform maintenance or repairs; improper installation of roof components, accessories, equipment, HVAC units, roof penetration, improper flashings, or sealants; or use of inferior materials will render this warranty null and void.
 - Any change in the building use not approved by SBS.
- Throughout the term of this Premium Warranty, SBS will have free access to all roofs on the subject building during normal business hours.
- Routine maintenance is the Owner's responsibility, as set forth in the Owner's Maintenance Agreement. Roof leaks caused by maintenance items are not covered under this Premium Warranty and failure to maintain the roof will render this Premium Warranty null and void.
- SBS shall have no obligation under this Premium Warranty while any bills for installation; inspections, materials, service and/or repairs to the roof of the subject building remain unpaid to Certified Installers or Manufacturers.

7. ARBRITATION: Any dispute arising out of the installation or Warranty of the subject roofing system will be settled by arbitration. One arbitrator appointed by the American Arbitration Association from a commercial panel will hear this dispute. The decision of the Arbitrator shall be final and binding on the parties both as to law and fact and shall not be appealable to any court in any jurisdiction. The parties shall share expenses of the arbitration equally unless the Arbitrator determines that the expenses be otherwise assessed. Arbitration shall take place in Houston, Harris County, Texas.

THIS WARRANTY IS NOT AN INSURANCE POLICY GUARANTEEING THAT THE ROOF WILL NOT LEAK. THE REMEDIES STATED HEREIN ARE THE EXCLUSIVE REMEDIES FOR FAILURE OF THE ITEMS COVERED IN THE "WARRANTY COVERAGE" SECTION OF THIS WARRANTY. SBS SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR IT'S CONTENTS UNDER ANY THEORY OF LAW.

Notification

Schulte Building Systems, Inc.
17600 Badtke Rd.
Hockley, TX 77447
281-304-6111

THIS WARRANTY EXPIRES: _____

Schulte Building Systems, Inc.

By: _____

Title: _____

Date: _____

(Building Owner – To Be Named)

By: _____

Title: _____

Date: _____

(Installer – To Be Named)

By: _____

Title: _____

Date: _____

